

## MLS Listings County Summaries

### Common Interest Homes

#### May 2022

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In **San Mateo County**, the median Residential - Common Interest home cost \$1,040,250 and sold in 9 days for 107% of the list price based on 154 sales in May 2022

- Inventory was 229 up **28%** from April and up **3%** from May 2021
- Average days on market (DOM) remained at 18 days or **0%** change; median DOM also stayed the same as April at 9 days.
- Number of new listings for the month of May were up **6%** over April, and up **3%** from May of last year
- Closed sales were down **-8%** from April from 167 to 154, closed sales were also down **-9%** from May 2021

In **Santa Clara County**, the median Residential - Common Interest home cost \$1,062,500 and sold in 7 days for 110% of the list price based on 482 sales in May 2022

- Inventory was 505 up **30%** from April and down **-11%** from May 2021
- Average days on market (DOM) moved 1 day from 10 to 11 or up **10%**; median DOM was unchanged at 7 days from the month before.
- Number of new listings for the month of May was down **-1%** compared to April, and down **-10%** from May of last year
- Closed sales down **-14%** from April from 561 to 482, closed sales were also down **-11%** from May 2021

In **Santa Cruz County**, the median Residential - Common Interest home cost \$852,500 and sold in 6 days for 110% of the list price based on 28 sales in May 2022

- Inventory was 57 up **73%** from April and the same as May 2021
- Average days on market (DOM) moved -7 days from 14 to 7 or down **-50%**; median DOM was dropped -2 days from the month before.
- Number of new listings for the month of May was up **31%** over April, up **16%** from May of last year
- Closed sales were down **-33%** from April from 42 to 28, closed sales were down **-39%** from May 2021

In **Monterey County**, the median Residential - Common Interest home cost \$640,000 and sold in 10 days for 102% of the list price based on 27 sales in May 2022

- Inventory was 30 unchanged from April but down **-58%** from May 2021
- Average days on market (DOM) moved 1 day from 13 to 14 or up **8%**; median DOM went up 3 days from the prior month
- Number of new listings for the month of May was down **-27%** over April, and down **-40%** from May of last year
- Closed sales were down **-25%** from April from 36 to 27, Closed sales were down **-37%** from May 2021

In **San Benito County**, the median Residential - Common Interest home cost \$532,500 and sold in 12 days for 102% of the list price based on 2 sales in May 2022

- Inventory was 6 down **-14%** from April 2022 but up **100%** from May 2021

- Average days on market (DOM) moved 6 days from 6 to 12 or down **-50%**; median DOM added 5 days from the month before.
- Number of new listings for the month of May was down **-67%** over April, and down **-50%** from May of last year
- Closed sales were down **-33%** from April from 3 to 2, closed sales were down **-80%** from May 2021

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Condo/Townhouse - Current Month vs. Prior Month - May 2022 vs. April 2022

County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	May-22	Apr-22	% Change	May-22	Apr-22	% Change	May-22	Apr-22	% Change	May-22	Apr-22	% Change	May-22	Apr-22	% Change	May-22	Apr-22	% Change	May-22	Apr-22	% Change	May-22	Apr-22	% Change
Monterey	27	37	-27%	27	36	-25%	\$640,000	\$727,500	-12%	\$719,181	\$759,295	-5%	\$19,417,900	\$27,334,650	-29%	10	7	43%	27	37	-27%	102%	102%	0%
San Benito	2	6	-67%	2	3	-33%	\$532,500	\$469,000	14%	\$532,500	\$500,500	6%	\$1,065,000	\$1,501,500	-29%	12	7	71%	2	6	-67%	102%	103%	-1%
San Mateo	198	187	6%	153	167	-8%	\$1,040,000	\$1,087,500	-4%	\$1,097,184	\$1,142,835	-4%	\$167,869,256	\$190,853,512	-12%	9	9	0%	198	187	6%	107%	107%	0%
Santa Clara	595	603	-1%	482	561	-14%	\$1,062,500	\$1,040,000	2.2%	\$1,103,084	\$1,118,326	-1%	\$531,686,489	\$627,381,219	-15%	7	7	0%	595	603	-1%	110%	112%	-2%
Santa Cruz	51	39	31%	28	42	-33%	\$852,500	\$928,500	-8%	\$942,404	\$1,031,864	-9%	\$26,387,317	\$43,338,294	-39%	6	8	-25%	51	39	31%	110%	110%	0%

Condo/Townhouse Year-over-Year - May 2022 vs. May 2021

County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	May-22	May-21	% Change	May-22	May-21	% Change	May-22	May-21	% Change	May-22	May-21	% Change	May-22	May-21	% Change	May-22	May-21	% Change	May-22	May-21	% Change	May-22	May-21	% Change
Monterey	27	72	-63%	27	43	-37%	\$640,000	\$605,000	6%	\$719,181	\$792,906	-9%	\$19,417,900	\$34,095,000	-43%	10	6	67%	27	45	-40%	102%	102%	0%
San Benito	2	3	-33%	2	10	-80%	\$532,500	\$412,275	29%	\$532,500	\$419,554	27%	\$1,065,000	\$4,195,549	-75%	12	9	33%	2	4	200%	102%	104%	-2%
San Mateo	198	223	-11%	153	169	-9%	\$1,040,000	\$960,000	8%	\$1,097,184	\$1,079,454	2%	\$167,869,256	\$182,427,826	-8%	9	9	0%	198	193	3%	107%	104%	3%
Santa Clara	595	569	5%	482	540	-11%	\$1,062,500	\$888,500	20%	\$1,103,084	\$966,935	14%	\$531,686,489	\$522,145,420	2%	7	9	-22%	595	659	-10%	110%	104%	6%
Santa Cruz	51	57	-11%	28	46	-39%	\$852,500	\$775,750	10%	\$942,404	\$869,350	8%	\$26,387,317	\$39,990,100	-34%	6	8	-25%	51	44	16%	110%	105%	5%